



6 Deramore Avenue, Whitecraigs, Glasgow G46 6SL

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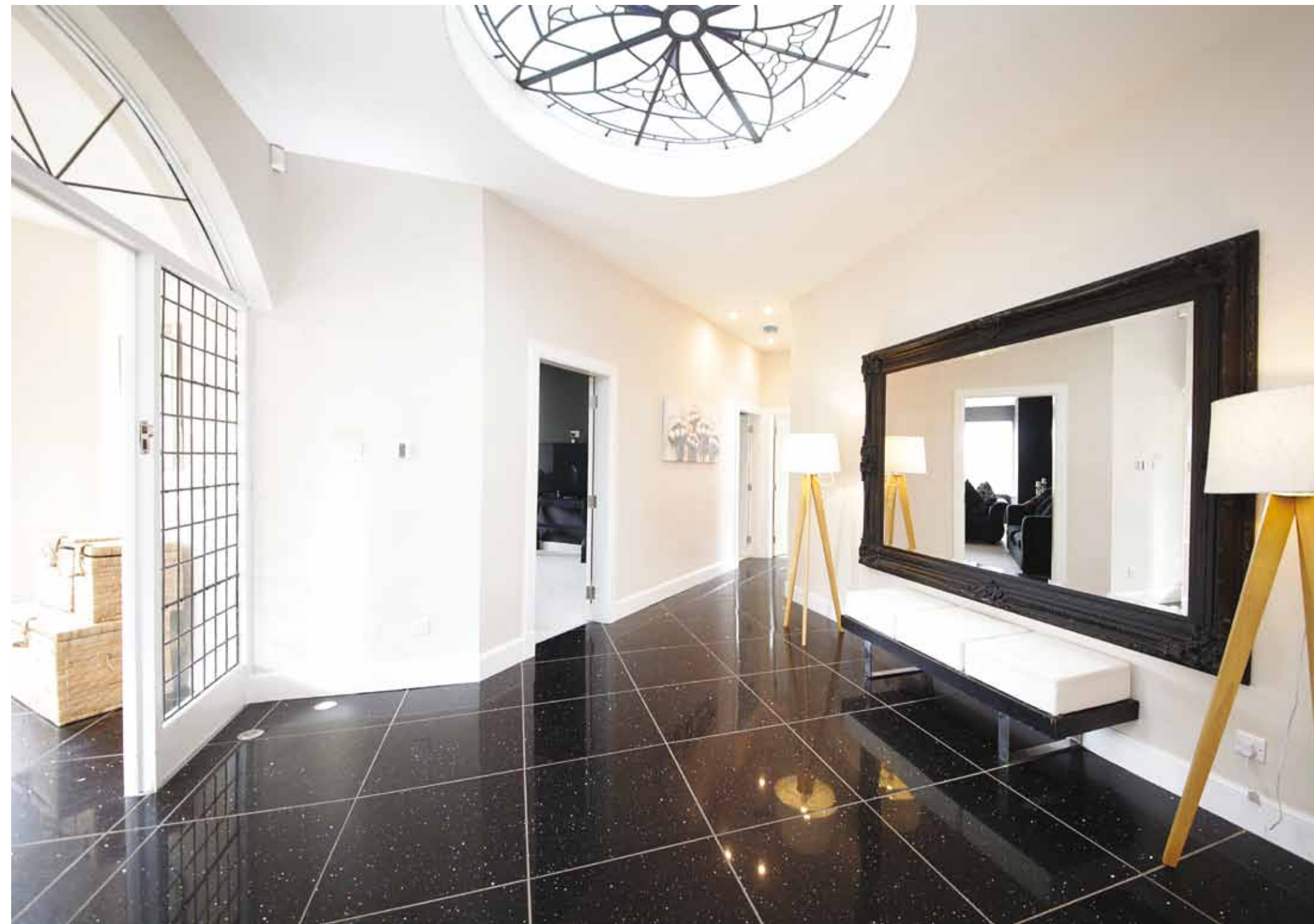
### Situation

Deramore Avenue enjoys a much admired leafy location with only a handful of homes in a short cul de sac, positioned just off the Ayr Road, with aspects towards Whitecraigs Golf Club.

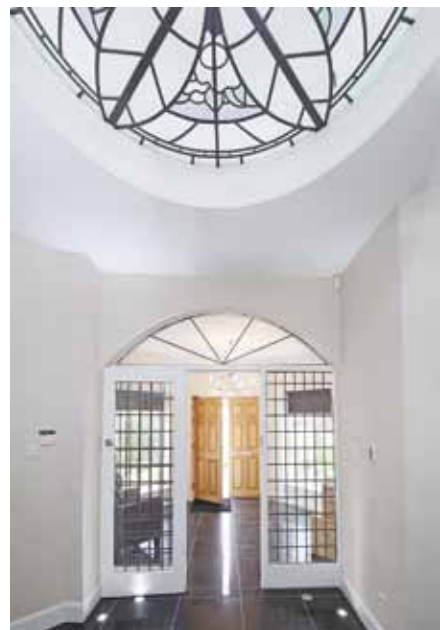
A hugely popular suburb, Whitecraigs is located approximately 9 miles South from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Whitecraigs and its neighbouring suburb of Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary School, Mearns Castle and St. Ninian's High Schools. The property is located approximately 0.75 miles from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.







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## Description

An impressive and beautifully presented four bedroom home that has been extended, comprehensively re-furbished and re-designed by the present owners.

A deceptively spacious family home which has undergone a complete transformation over the last few years, with exceptional specification and interior design finish, presented to the market in walk-in condition. The accommodation is arranged over two floors and comprises:

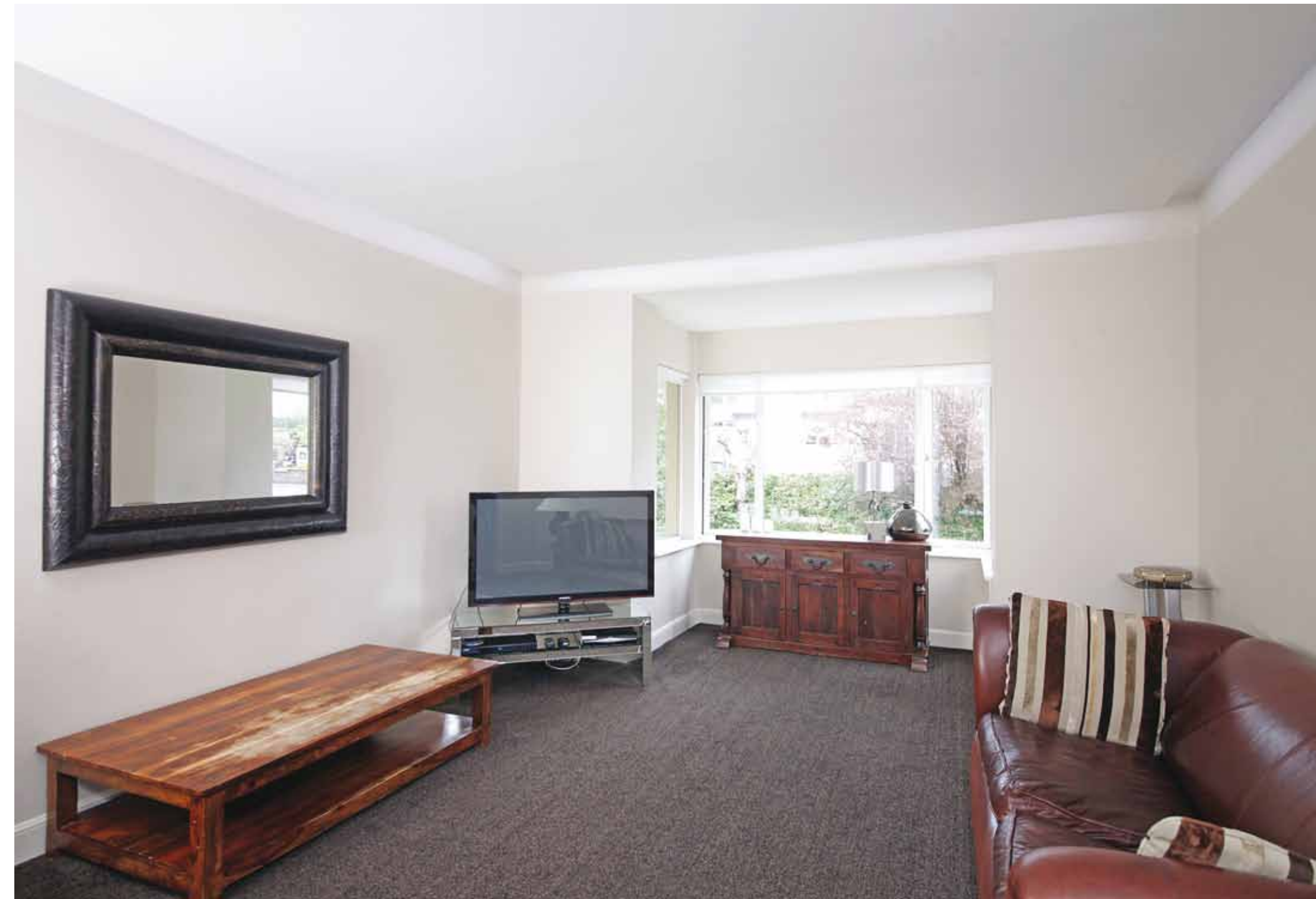
Ground Floor: Entrance vestibule with seating area. French doors open to an impressive welcoming reception hallway with tiled floor and feature glass cupola. Bright and generously proportioned sitting room with bay window. Family room. Well appointed refitted kitchen with a full complement of wall mounted and floor standing cabinets, island unit and complementary worktop surfaces. Bedroom two with bay window. Bedroom three with refitted ensuite shower room. Bedroom four with bay window overlooking the rear gardens. Attractively refitted house bathroom completes the ground floor accommodation.

First Floor: Spacious master bedroom suite. Large bedroom with walk in dressing room and stunning ensuite bathroom with Porcelanosa tiling.

The property sits within corner landscaped grounds, which are enclosed to the rear. A patio runs along the rear elevation of the house. To the front there are two driveways with ample space for several cars. The property further benefits from gas central heating, double glazing, and under floor heating on all floors where there are tiles.



















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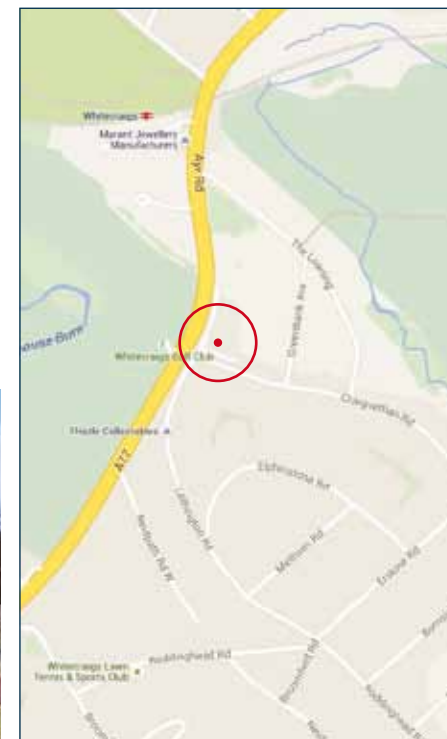
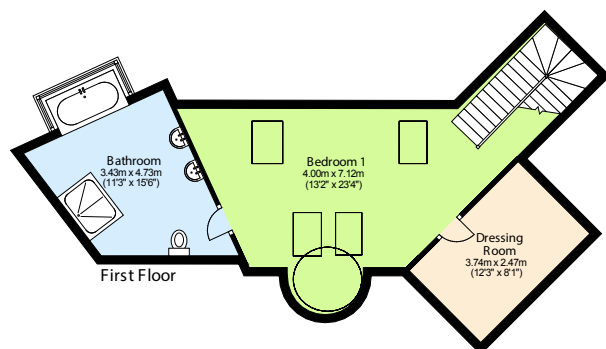
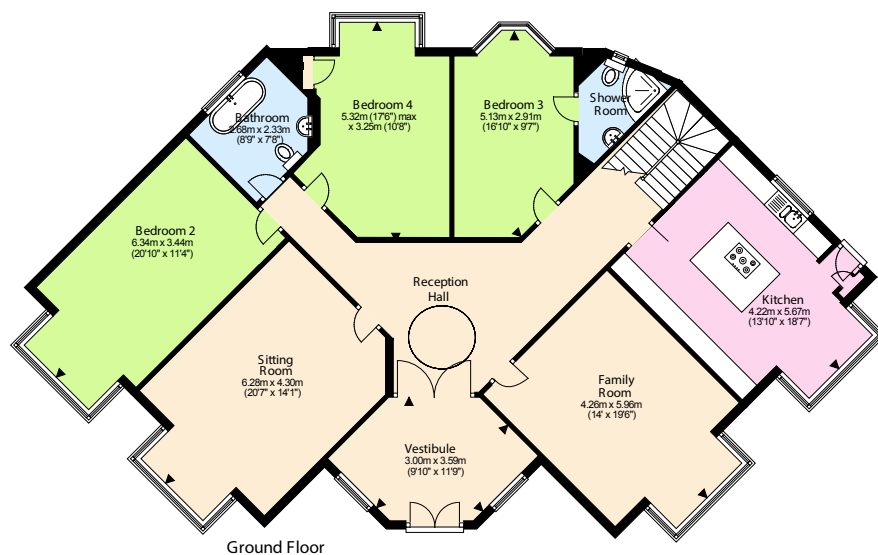
6 Deramore Avenue, Whitecraigs

Gross internal area(approx.):

221.7 sq m (2386.1 sq ft)

For identification only. Not to Scale.

Jaggy Pixels Imaging Ltd ©



### Viewing

By appointment through

Nicol Estate Agents

46 Ayr Road

Newton Mearns, Glasgow G46 6SA

Telephone 0141 616 3960

mail@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council

Band H

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band E

### Services

The property will be supplied by mains water, drainage and electricity. Gas central heating.

### Local Authority

East Renfrewshire Council

Council headquarters

Eastwood Park, Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

### Property Reference 581

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA  
T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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